

Coombe Rise, Shenfield



Coombe Rise Shenfield £1,895,000

Located in one of the most desirable roads in 'Old Shenfield', this charming five-bedroom detached family home is believed to date back to the mid-1930s, boasting numerous original character features that have been preserved by the current owners. Recent updates include a recently retiled roof and replacement timber-framed windows by the renowned Burgess Group from Suffolk. Upon entering the property, you are greeted by a cloakroom and a beautifully crafted herringbone woodblock floor that flows through the reception areas. The spacious front-to-rear living room features an attractive fireplace and ultra-thin framed sliding glazed doors overlooking the garden. The dining room has a charming bay window that also overlooks the garden and adjoins a modern fitted kitchen/breakfast room. A glazed partition with a door separates the family room area and from the kitchen there is access to a well-sized utility room. On the first floor a spacious master bedroom provides a well-appointed en-suite bathroom, complete with a separate shower.



Additionally, there are three more bedrooms that share a family bathroom and a further bedroom/study can be found on the second floor. Set within a generous 0.32-acre plot (subject to land survey), the property features beautifully landscaped gardens that enjoy a desirable southerly aspect and privacy from established shrubs and trees with a vegetable garden area at the rear. Conveniently located, the property is within easy reach of Brentwood School and St Mary's (subject to acceptance). The shops and amenities of Shenfield Broadway are also close at hand, along with Shenfield mainline station that offers an excellent fast and frequent service to London, including the Elizabeth Line providing connections to the West End and Heathrow Airport. No onward chain. EPC D.

Entrance Hall

Cloakroom/Shower

Living Room 22′ 5″ x 12′ 6″ (6.83m x 3.81m)

Dining Room 13' 11" x 10' 10" (4.24m x 3.30m)

Family Room 16' 11" into door recess x 10' 2" (5.15m x 3.10m)

Kitchen/Breakfast Room 20' 2" into door recess x 13' 7" (6.14m x 4.14m)

Utility Room 9' 0" x 5' 7" (2.74m x 1.70m)

Garage 17' 3" x 11' 4" (5.25m x 3.45m)

First Floor Landing

Master Bedroom 22' 8" x 19' 0" max (6.90m x 5.79m)

En-suite Bathroom

Bedroom Two 15' 5" x 12' 6" to rear of wardrobe (4.70m x 3.81m)

Bedroom Three 11' 6" x 11' 3" max. (3.50m x 3.43m)

Bedroom Four 12' 6" x 6' 3" (3.81m x 1.90m)

Family Bathroom 8' 10" x 6' 7" (2.69m x 2.01m)

Second Floor Bedroom/Study 22' 6" x 13' 11" max into dormer

































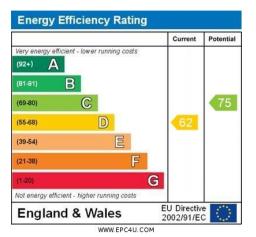












Council Tax Band G

148 Hutton Road Shenfield Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk wnproperties.co.uk











Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.